



**Zoning & Platting Commission  
May 15, 2012 @ 6:00 P.M.  
City Hall – Council Chambers  
301 W. 2<sup>nd</sup> Street  
Austin, TX 78701**

**AGENDA**

Betty Baker – Chair  
Sandra Baldrige – Parliamentarian  
Cynthia Banks – Assist. Secretary  
Gregory Bourgeois – Secretary

Jason Meeker  
Gabriel Rojas  
Patricia Seeger – Vice-Chair

**EXECUTIVE SESSION (No public discussion)**

The Zoning & Platting Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

**A. CITIZEN COMMUNICATION**

The first four (4) speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

**B. APPROVAL OF MINUTES**

1. Approval of minutes from May 1, 2012.

## C. PUBLIC HEARINGS

- 1. Rezoning: C14-2012-0006 - Eco-9**  
Location: 9511 North FM 620 Road, Bull Creek Watershed  
Owner/Applicant: ECO Resources  
Agent: Jim Bennett Consulting (Jim Bennett)  
Request: P-CO to GR-CO  
Staff Rec.: **Recommendation of GR-CO**  
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov  
Planning and Development Review Department
  
- 2. Rezoning: C814-90-0003.17 - Harris Branch PUD Amendment #17**  
Location: 12045 1/2 Cameron Road; Harris Branch Creek, Gilleland Creek, Decker Creek Watersheds  
Owner/Applicant: Austin HB Residential Properties (John McCullough)  
Request: PUD to PUD  
Staff Rec.: **Not Recommended**  
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austinrexxas.gov  
Planning and Development Review Department
  
- 3. Site Plan - SPC-2011-0203C - Govalle Tunnel Centralized Odor Control Facility**  
**Conditional Use Permit:**  
Location: 831 Bastrop Highway, Carson Creek Watershed  
Owner/Applicant: City of Austin Public Works (Jon Thompson, P.E.)  
Agent: K. Friese Associates, Inc. (Ryan Bell)  
Request: Approval of a Conditional Use Permit to construct an odor control facility to mitigate odor and corrosion problems on 2.4 acres in P (Public) zoning.  
Staff Rec.: **Recommended**  
Staff: Donna Galati, 974-2733, donna.galati@austintexas.gov  
Planning and Development Review Department

- 4. Site Plan - Conditional Use Permit:** **SPC-2011-0315D - Govalle Tunnel Centralized Odor Control Facility - Phase II**  
 Location: 801 Patton Avenue, Carson Creek Watershed  
 Owner/Applicant: City of Austin Public Works (Jon Thompson, P.E.)  
 Agent: K. Friese Associates, Inc. (Ryan Bell)  
 Request: Approval of a Conditional Use Permit for grading for floodplain compensation with associated improvements on 2.3 acres in P (Public) zoning.  
 Staff Rec.: **Recommended**  
 Staff: Donna Galati, 974-2733, donna.galati@austintexas.gov  
 Planning and Development Review Department
- 5. Final Plat:** **C8-2011-0118.0A - Lakeline Multi Family**  
 Location: Ridgeline Boulevard, Buttercup Creek Watershed  
 Owner/Applicant: North American Properties (Mike Pacillio)  
 Agent: Bury + Partners, Inc. (Steven J. Bertke)  
 Request: Approval of the Lakeline Multi Family composed of 2 lots on 46.7 acres.  
 Staff Rec.: **Recommended**  
 Staff: David Wahlgren, 974-6455, david.wahlgren@austintexas.gov  
 Planning and Development Review Department
- 6. Final Plat:** **C8J-2012-0056.0A - Sunshine RV Park**  
 Location: Hog Eye Road, Elm Creek Watershed  
 Owner/Applicant: Paul F. Grenard  
 Agent: Bury & Partners (Kristi English)  
 Request: Approval of the Sunshine RV Park composed of 1 lot on 26.930 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 7. Final Plat:** **C8J-2012-0059.0A - G. Perez Subdivision Final Plat**  
 Location: 6507 McKinney Falls Parkway, Cottonmouth/Onion Creek Watersheds  
 Owner/Applicant: Guillermo P. Perez  
 Agent: Genesis 1 Engineering Co. (George Gonzalez)  
 Request: Approval of the G. Perez Subdivision Final Plat composed of 2 lots on 2.00 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

- 8. Final with Preliminary: C8J-2009-0142.1A - Estancia Hill Country Subdivision Phase 1**  
 Location: Puryear Road, Onion Creek Watershed  
 Owner/Applicant: SLF III-Onion Creek LP (Odie Vest, P.E.)  
 Agent: Bury & Partners (Kelly J. Bell)  
 Request: Approval of the Estancia Hill Country Subdivision Phase 1 composed of 1 lot to be subdivided into 2 lots on 36.896 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 9. Amended Plat: C8-2012-0057.0A - Amended Plat of Lot 5, Block 12, Shoalmont Addition Resubdivision**  
 Location: 5111 Woodview Avenue, Shoal Creek Watershed  
 Owner/Applicant: Jules Caplan  
 Agent: Perales Engineering LLC (Jerry Perales)  
 Request: Approval of the Amended Plat of Lot 5, Block 12, Shoalmont Addition Resubdivision composed of 1 lot to be subdivided into 2 lots on 0.454 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 10. Final with Preliminary: C8-85-086.02.5A - Springfield Section 8A & 8B (resubmittal of C8-85-086.02.2A)**  
 Location: McKinney Falls Parkway, Cottonmouth/Onion Creek Watersheds  
 Owner/Applicant: RKS Texas Investments, LP (Rick Sheldon)  
 Agent: Pape-Dawson Engineer, Inc. (Dustin Goss)  
 Request: Approval of the Springfield Section 8A & 8B (Resubmittal of C8-85-086.02.2A) composed of 123 lots on 25.09 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

## D. NEW BUSINESS

## E. ADJOURNMENT

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 4 days before the meeting date. Please call Dora Anguiano at Planning & Development Review Department, at 974-2104, for additional information; TTY users route through Relay Texas at 711.

Facilitator: Michelle Casillas, 974-2024  
 City Attorney: Beverly Stephens, 974-2957